



FOR IDENTIFICATION PURPOSES

TO LET

First Floor Store Extending to c. 870 sq ft

**Unit 10A, Owen O' Cork Mill, 288 Beersbridge Road,
Belfast, BT5 5DX**

**OK
T**

LOCATION

Owen O’Cork is situated in an extremely accessible location on the Beersbridge Road in East Belfast, c. 2 miles from the City Centre and just off the Newtownards Road which is one of Belfast’s main arterial routes.

The mill dates to 1850 and benefits from communal WC’s on each floor, goods lift and communal car parking to the front and rear of the site.

Other occupiers in the complex include Bloomfield Auctions, Desk Warehouse, Specialised Fire & Security and RPM Auto Centre.

DESCRIPTION

The subject comprises first-floor storage accommodation and is laid out to provide entrance lobby, workshop with large window providing good levels of natural light and two further stores. The unit is situated next to a goods lift and benefits from use of a communal carpark.

ACCOMMODATION

| Description | Area sq m | Area sq ft |
|--------------------|------------|--------------|
| WORKSHOP / STORAGE | C. 81 sq m | C. 870 sq ft |

LEASE DETAILS

RENT: £3,250 per annum

TERM: Negotiable



RATES

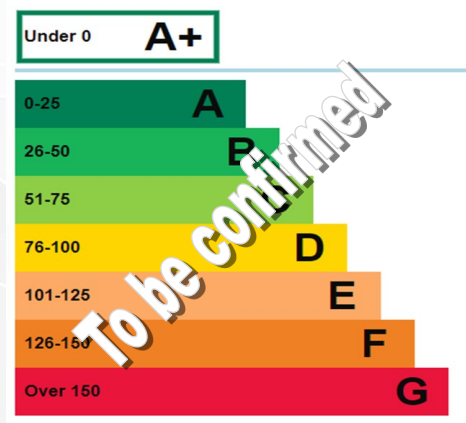
We are advised that the current NAV for the subject is £1,850.
Estimated rates payable in accordance with LPS website: £1,058.

Please note that all perspective purchasers should make their own enquiries to confirm the NAV / rates payable.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

EPC CERTIFICATE



Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

CONTACT DETAILS

JAMES CHRISTIE
james.christie@okt.co.uk

ROSS PATTESON
rachel.morrell@okt.co.uk

028 9024 8181

OKT.CO.UK

